



WARRANTY DEED

Larry Grooms and Vicki Grooms fka Vicki Boley, husband and wife who took title as single people, GRANTORS, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Larry Eisenman,* a single person and Collin Eisenman, a single person and Stefanie Wagner, a single person, as tenants in common, GRANTEEES, whose address is 16 coyote Ln Sheridan, WY 82801 the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows: *aka Lawrence Eisenman,

Lot 2 of the Clarke Minor Subdivision, a subdivision in Sheridan County, Wyoming, filed in Drawer C of Plats, Number 50.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS our hands this 15 day of May, 2024.

Larry Grooms
Larry Grooms

STATE OF WY.

COUNTY OF Sheneca

Vicki Grooms

Vicki Grooms

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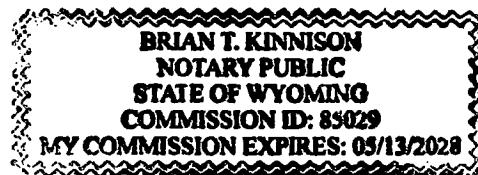
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This instrument was acknowledged before me on the 15 day of May, 2024
by Larry Grooms.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-3-28



STATE OF WY

COUNTY OF Sheridan

This instrument was acknowledged before me on the 15 day of May, 2024
by Vicki Grooms.

WITNESS my hand and official seal.

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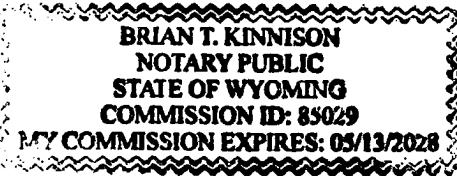
15 May



Signature of Notarial Officer

Title: Notary Public

My Commission expires: 5-13-28



NO. 2024-791988 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801